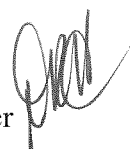



City of Loma Linda Official Report

Floyd Petersen, Mayor
Stan Brauer, Mayor pro tempore
Robert Christman, Councilmember
Robert Ziprick, Councilmember
Charles Umeda, Councilmember

COUNCIL AGENDA: August 23, 2005

TO: City Council

VIA: Dennis R. Halloway, City Manager 

FROM: Deborah Woldruff, AICP, Community Development Director 

SUBJECT: TENTATIVE PARCEL MAP (TPM) NO. 15792; PRECISE PLAN OF DESIGN (PPD) NO. 04-11; VARIANCE (VA) NO. 05-03; AND, DEVELOPMENT AGREEMENT

RECOMMENDATION

The recommendation of the Planning Commission and staff is that the City Council takes the following actions:

Approve Tentative Tract Map No. 15792; Precise Plan of Design No. 04-11 and Variance No. 05-03 based on the Findings, and subject to the attached Conditions of Approval (Attachment A)

BACKGROUND

The property has remained vacant over the years and was acquired by the current owner in 1998. On May 4, 2005, the Planning Commission reviewed the project and forwarded it to the City Council with a recommendation for approval. The May 4, 2005 Planning Commission Staff Report has been provided for your review (Attachment B).

ANALYSIS

Project Description and Site Design

The proposed project will subdivide an existing 0.58 acre (25,375 square-feet) parcel into three separate lots that range from approximately 7,800 square-feet and 8,100 square-feet. The floor plans for the proposed single-family residences are identical. All three units will have 1,630 square-feet of living area and a 413 square-foot garage (two-car garage). All three units will be single-story with three bedrooms and two bathrooms. Elevation C (Parcel 2) has a reversed floor plan that breaks up the repeated street scene. The structures will also vary in color, treatments, and roof material.

The Public Works Department requires all drainage to flow to the street. Currently, the drainage flows towards the rear of the property, which is adjacent to the parking lot of an existing multi-family residential community. The property will be graded towards the street to address the drainage issue. The construction of an eight-foot wall (six feet freestanding and two feet retaining) is necessary to accommodate the raised pad height. The approval of a Variance is required to construct a wall that exceeds six-feet in height in residential zones (as per LLMC Section 17.14.080).

As part of the Conditions of Approval, the proposed project shall comply with the Loma Linda Connected Communities Program (LLCCP).

Development Agreement

This project is located in the City's Redevelopment Project Area and therefore, the project must meet the City's affordable housing requirements. Fifteen percent of the units shall be affordable according to the City's Redevelopment Agency requirements or the applicant may pay an in-lieu fee to assist in providing future, affordable housing units throughout the City. The applicant was notified about this requirement, and is working with the City's Housing Coordinator to prepare the draft Development Agreement. The project is conditioned such that a Development Agreement shall be approved and in effect prior to the issuance of building and/or construction permits.

Project Application Findings

The recommended findings for this project are contained in the May 4, 2005 Planning Commission Staff Report (see Attachment B).

Public Comments

The public hearing notice for this meeting was mailed on August 10, 2005. As of writing of this report, no comments have been submitted on the project.

ENVIRONMENTAL

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15303(a), which provides a Class 3 Categorical Exemption from CEQA for the construction of up to four single-family residences in an urbanized area. Similarly, the construction of an eight-foot combo (freestanding/retaining) wall is also exempt pursuant to the CEQA Guidelines § 15303(e), which provides a Class 3 Categorical Exemption for the construction of accessory structures including garages, carports, patios, swimming pools, and fences.

FINANCIAL IMPACT

The amount of Development Impact Fees the project will bring to the City is currently estimated to be in excess of \$48,000. In addition, the project applicant has already paid the entitlement application fees and the project will be subject to Plan Check fees, Building Permit fees, Grading Permit fees, Fire Plan Check/Inspection fees and Housing In-Lieu fees (to meet the affordable housing needs of the Redevelopment Agency).

Prepared by,
Allan Penaflorida
Planning Technician

ATTACHMENTS

- A. Conditions of Approval
- B. May 4, 2005 Planning Commission Staff Report
- C. Vicinity Map
- D. Project Plans

I:\Project Files\PPD's\PPD 04-11 Cottonwood\8-23-05 CC SR.doc

Attachment A

Conditions of Approval

Tentative Parcel Map No. 15792, Precise Plan of Design No. 04-11 and Variance No. 05-03

1. On or before August 23, 2006, within one year of this approval, the Precise Plan of Design shall be exercised or the permit/approval shall become null and void.
2. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, its officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City of any costs and attorneys' fees, which the City may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
3. During site construction the project shall comply with Section 9.20.050 (Prohibited Noises) of the Loma Linda Municipal Code, which requires that construction activities cease between the hours of 7:00 p.m. and 7:00 a.m.
4. The project and future development and/or improvements shall conform to the approved set of plans depicting site design, layout and aesthetics of the housing product.
5. The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise plan of design, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.
6. Approval of TPM No. 15792, PPD No. 04-11, and VA No. 05-03, and Development Agreement is contingent upon the applicant and property owners signing and returning an "Agreement to Conditions Imposed" form as established by the Community Development Department.
7. The developer shall enter into a Development Agreement with the City's Redevelopment Agency prior to the issuance of building and/or construction permits.
8. The applicant shall obtain building permits from the Building Division prior to commencement of construction activities.

9. The trash receptacle location and enclosure details for private and public use shall be reviewed and approved by the Community Development Department prior to issuance of permits. The location of the receptacle containers shall be located on the side yard and access to the gated side yard areas shall be provided from the front and rear yards with a concrete walkway.
10. All utilities to the proposed residences shall be placed underground and connected to the City water and sewer system. Abandon existing water service and install new water service.
11. Obtain a permit prior to any construction within the City's right-of-way.
12. Submit grading plans to the Public Works Department for review and approval. Comply with the City of Loma Linda grading standards as shown on the grading plan checklist.
13. Submit preliminary soils report with the Public Works Department prior to issuance of grading permits.
14. The precise grading plan for the project must be approved prior to issuance of any building permits.
15. Submit final grade certifications, by the grading engineer, to the Public Works Department prior to issuance of any Certificate of Occupancy.
16. NPDES Best Management Practice standards shall be incorporated into grading, erosion control and improvement plans and followed during construction. Proper grading and erosion control procedures shall be followed to prevent sedimentation and damage to off-site property. Permanent erosion control facilities or slope plantings may be required to control runoff and debris flowing downstream.
17. Construct full street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, sidewalk, and one drive approach)
18. Repair all sidewalks, curb and gutter, drive approach and street improvements damaged as a result of the construction.
19. Backflow protection shall be installed in accordance with Public Works Department requirements. A double check valve shall be required if a booster pump is installed or a fire sprinkler system is installed.
20. Relocate sewer lateral or driveway on Parcel 2. Services under the driveway approach is prohibited.
21. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC)/California Building Code (CBC) and the Uniform Fire Code

(UFC)/California Fire Code (CFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.

22. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, all buildings shall be equipped with fully automatic fire sprinkler systems meeting the requirements of National Fire Protection Association (NFPA) 13D. Garage coverage is recommended.
23. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler systems shall be submitted to Fire Prevention for review and approval prior to installation.
24. Lot address shall be as assigned by the Department of Public Safety in a separate document, upon receipt of a copy of the final parcel map.
25. Fire Station and Fire Equipment Development Impact Fees shall be assessed to the project at the rates established for Single-Family Residential development in the City's Resolution "Establishing A Schedule Of Development Impact Fees To Finance Capital Facilities Necessitated By New Development" legally in effect at the time of issuance of building permit. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by City Manager's Executive Order.

END OF CONDITIONS

Attachment B

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MAY 4, 2005

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: TENTATIVE PARCEL MAP (TPM) NO. 15792; PRECISE PLAN OF
DESIGN (PPD) NO. 04-11; VARIANCE (VA) NO. 05-03 AND
DEVELOPMENT AGREEMENT

SUMMARY

A proposal to subdivide a 0.58 acre lot into three lots that are approximately 8,000 square feet each. The property has remained vacant over the years and was acquired by the current owner in 1998. Because more than one dwelling is being developed, a Precise Plan of Design application is required as outlined in Section 17.30.260 of the Loma Linda Municipal Code (LLMC). A Variance application is also included as part of the request for a proposed eight-foot block wall. The project is located on the north side of Cottonwood Road, approximately 400 feet west of Mountain View Avenue.

The project is located in the Redevelopment Project Area and the Development Agreement is required to address the Agency's affordable housing requirements.

RECOMMENDATION

The recommendation is that the Planning Commission approves Tentative Parcel Map (TPM) No. 15792, Precise Plan of Design (PPD) No. 04-11, and Variance (VA) No. 05-03 based on the Findings and subject to the attached Conditions of Approval (Attachment A).

PERTINENT DATA

Owner:	Lillian Miller
General Plan:	Residential/Low Density
Zoning:	Single Residence (R-1)
Site:	Generally rectangular
Topography:	Gently sloped to the north

Vegetation: vacant with overgrown weeds and shrubs

Special Features: None

BACKGROUND AND EXISTING SETTING

Background

The application was submitted to the Community Development Department on August 12, 2004. The project was reviewed and deemed incomplete by the Administrative Review Committee (ARC) on August 31, 2004. The applicant has worked with staff to incorporate the required elements of the project. The revised plans were received on December 9, 2004. The application was reviewed and deemed complete on January 4, 2005. In light of the scheduling conflicts and the onset of continuation items for the Planning Commission meetings, as well as the delay in the submittal of the variance request, the project was not able to move forward. Subsequently, plans were allowed to be submitted for plan check with a hold-harmless letter. The plans were submitted on February 8, 2005 and are subject to the approved changes to the elevations, floor and site plans by the Planning Commission.

The project included a request to construct an eight-foot retaining block wall along the north perimeter of the proposed properties. An application for the variance request was submitted to the Community Development Department on March 17, 2005. The block wall design was proposed for drainage compliance with the City's Public Works Department. Currently, the drainage flows towards the rear (north) of the property. In a developed condition, the property is required to have drainage that flows towards the street. This necessitates the need for a raised pad and a retaining wall at the rear of the property.

Existing Setting

The 0.58-acre (25,375 square-foot) lot is located approximately 400 feet west of Mountain View Avenue on the north side of Cottonwood Road. The surrounding area is predominantly developed with multi-family residential units and single-family residences to the north and south. The vacant parcel is also adjacent to a 3.6 acre city park (the Cottonwood park site).

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The project is exempt from CEQA pursuant to the CEQA Guidelines Section 15303(a), which provides a Class 3 Categorical Exemption from CEQA for the construction of up to three single-family residences in an urbanized area. Similarly, the construction of an eight-foot combo (freestanding/retaining) wall is also exempt pursuant to the CEQA Guidelines § 15303(e), which provides a Class 3 Categorical Exemption for the

construction of accessory structures including garages, carports, patios, swimming pools, and fences.

ANALYSIS

Project Description

The proposed modifications to the parcel will begin with the subdivision of an existing 0.58 acre (25,375 square-feet) parcel into three separate lots that range from approximately 7,800 square-feet and 8,100 square-feet. The floor plans for the proposed single-family residences are identical. All three units will have 1,630 square-feet of living area and a 413 square-foot garage. And the three units will be single-story with three bedrooms and two bathrooms. Elevation C (Parcel 2) has a reversed floor plan, which breaks up the repeated street scene. The project is located in the Redevelopment Project Area and the Development Agreement is required to address the Agency's affordable housing requirements.

The Public Works Department requires developed properties to have drainage that flows to the street. As it sits currently, the drainage flows towards the rear of the property, which is adjacent to the parking lot of an existing multi-family residential community. An elevated rear pad height is being proposed to mitigate the drainage issue. The construction of an eight-foot wall (six feet freestanding and two feet retaining) is necessary to accommodate the raised pad height. The approval of a Variance is required to construct a wall that exceeds six-feet in height in residential zones (as per LLMC Section 17.14.080).

Findings for Tentative Parcel Map

1. *That the proposed map is consistent with the applicable general plan and zoning designations.*

The project proposes the development of three single-family residences on 0.58 acres of vacant land, which is consistent with the existing General Plan Designation for Low Density Residential zones. The project adheres to the proposed policies of the Residential Land Use Designation for Low Density Residential (2.1 to 5 dwelling units per acre) contained in the Draft General Plan. The proposed project complies with the LLMC, Chapter 17.34, *R-1, Single-Family Residence Zone* by having at least 7,200 square-feet of lot area and at least 65 feet of street frontage.

2. *The design or improvement of the proposed subdivision is consistent with the applicable general plan and zoning designations.*

The project complies with the proposed "Low Density" General Plan Land Use designation and was designed in accordance with the Municipal Code, Chapter 17.34, R-1, Single-Family Residence Zone. The density for the project is five dwelling units per acre, which is in compliance with the proposed General Plan. As previously stated, the proposed lots have at least 7,200 square-feet of lot area and at least 65 feet of street frontage, which is consistent with the Municipal Code. The development of this site with the appropriate residential uses shall enhance the quality of the surrounding neighborhood and the City.

3. *The site is physically suitable for the type of development proposed.*

The project shall not disrupt or divide the physical arrangement in the immediate vicinity. The development of single-family residences will be compatible with the existing residential area to the west and south. The project shall not result in impacts to the established community.

4. *The site is physically suitable for the proposed density of development.*

The project is compatible with the surrounding residential uses to the west and south. The project density of 5 dwelling units per acre is compatible with the potential density of the proposed General Plan Land Use designation of "Single-Family Residence."

5. *The design of the subdivision is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

There is no natural vegetation other than the weeds and shrubs, and no wildlife is present on site. There is virtually no undisturbed area remaining on the site. Therefore, development of the site shall not cause any substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat. There is no riparian or wetland habitat on site.

6. *The design of the subdivision is not likely to cause serious public health problems.*

The design of the subdivision and the end use of the residential development shall not cause any serious public health problem because the proposed residential use is compatible with the surrounding area and is consistent with the development requirements of the Municipal Code and General Plans. The design is sensitive to the historical and cultural significance of the area and provides visual enhancements to the surrounding neighborhood. The project is exempt from CEQA which provides a Class 3 Categorical Exemption for the construction of up to three single-family residences in an urbanized area.

7. *The design of the subdivision will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.*

There are no recorded easements on the property. The proposed single-family residences have front-loaded garages which is consistent with the surrounding structures. Access to the site is provided from Cottonwood Road and will allow full access without impeding the through traffic.

Findings for Precise Plan of Design

1. *That the proposed project is consistent with the General Plan and Zoning designations.*

The project is consistent with Goal No. 4 in the existing General Plan, which states that an adequate choice of housing should be available in multiple locations for all citizens of all economic segments. The project adheres to the proposed policies of the Residential Land Use Designation for Low Density Residential (2.1 to 5 dwelling units per acre) contained in the Draft General Plan. The proposed project complies with the LLMC, Chapter 17.34, R-1, *Single-Family Residence Zone*.

2. *The design of the proposed improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat.*

No natural vegetation or wildlife is present on the project site. Due to the narrow scope of the proposed project and it's the compatibility with existing, adjacent properties, the development of the subject property is not anticipated to result in any substantial environmental damage or injure fish and wildlife or their habitat. The proposed single-family residential uses are similar to the original residential land use previously established on the site and in compliance with LLMC, Chapter 17.34, R-1, *Single-Family Residence Zone*.

3. *The design of the proposed improvements is not likely to cause serious public health problems.*

The proposed project is a permitted use in the R-1 zone. The design of the single-family residences is compatible with the existing residential structures to the south and east of the project site. There are no impacts identified that could cause serious public health problems due to the proposed project. Likewise, approval of the structures will not result in any serious public health problem on the site or in the surrounding area.

Findings for Variance Request

1. *That there are exceptional and extraordinary circumstances of conditions applicable to the property involved.*

The vacant parcel is sloped and has natural drainage that flows towards the rear or north of the property. In developed condition, the property is required to have drainage that flows towards the street. The raised pad and the eight-foot block wall are necessary to mitigate the drainage issue.

2. *That such variance is necessary for the preservation and enjoyment of the substantial property rights possessed by other properties in the same vicinity and zone and denied to the property in question.*

The project is surrounded by an existing multi-family residential community, City park and other single-family residences. Raising the pad two feet at the rear of the parcels will direct the drainage flow towards the street and not to the adjacent properties.

3. *The granting of such a variance will not be materially detrimental to the public welfare or injurious to the property or improvements to such vicinity and zone in which the property is located.*

The adjacent use to the north of the property is a parking lot for the multi-family residential community. The proposed block wall will be placed at the rear of the proposed lots and will parallel the existing wall between the properties. The wall will allow the property to be developed in a similar manner to other properties in the vicinity. No adverse impact is anticipated.

4. *The granting of such variances will be consistent with the general plan for the City.*

There is no conflict with the General Plan in that variances are not typically addressed in General Plans. The variance is a requirement of the Loma Linda Municipal Code for walls that exceed six-feet in height. This requirement only can be approved by meeting the appropriate findings with the Planning Commission's review and approval.

5. *That a public hearing was held wherein the applicant is heard and in which he substantiates all of the conditions cited in this subsection.*

The public hearing before the Planning Commission will meet the requirements stipulated for the Variance review and approval process. The project is scheduled for a review by the Planning Commission on May 4, 2005.

CONCLUSION

All elements of project are consistent with the existing and draft General Plans. The project is also in compliance with the R-1 zoning regulations. The applicant has worked closely with Planning staff and has made every effort possible to provide the most appropriate layout, design, and architecture for this project.

The eight-foot retaining wall is necessary to accommodate the proposed pad height and mitigate the drainage issues. The project is located in the Redevelopment Project Area and the Development Agreement is required to address the Agency's affordable housing requirements.

The project is eligible for a Class 3 Categorical Exemption from CEQA pursuant to the CEQA Guidelines Sections 15303(a) and (e).

Respectfully submitted,

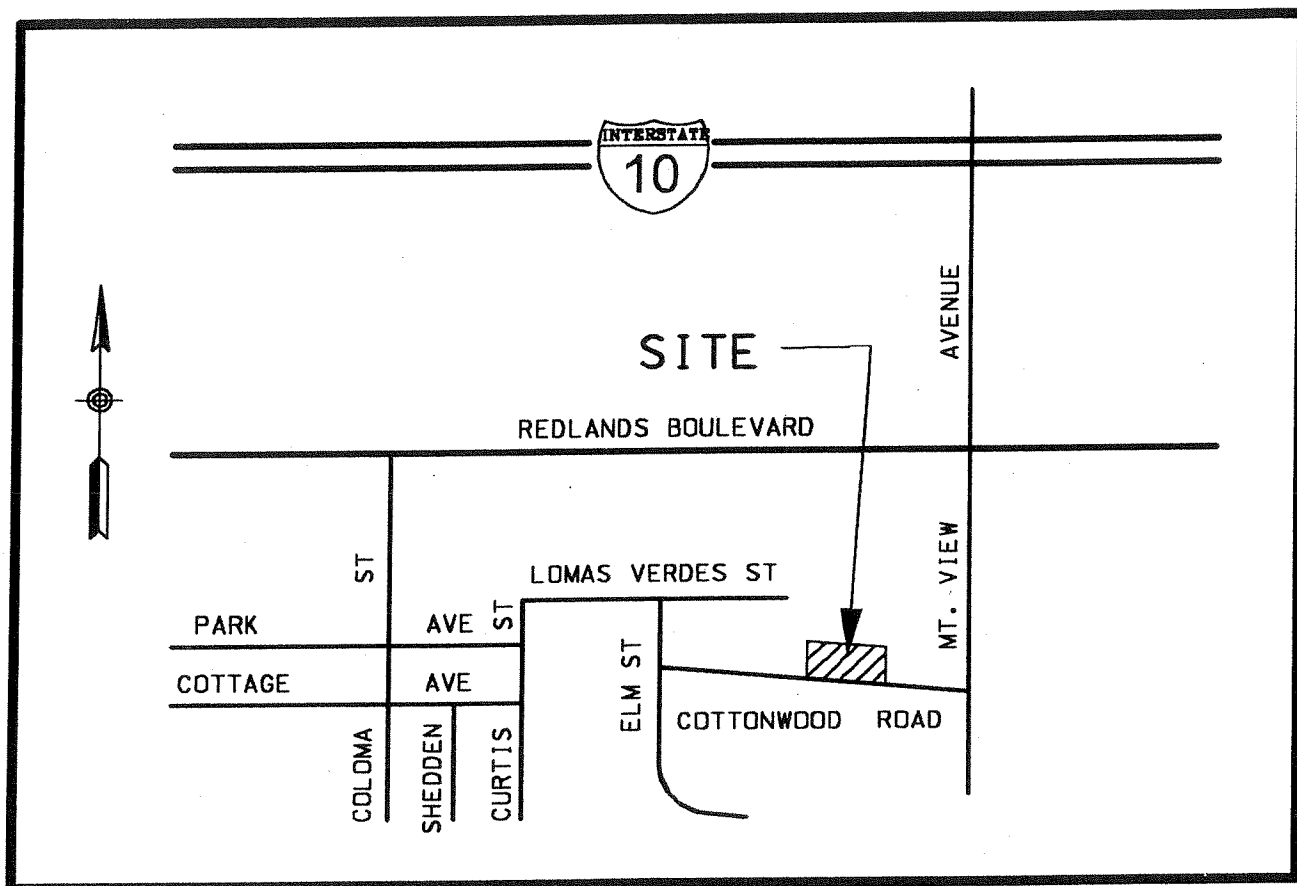
Allan Penaflorida
Planning Technician

ATTACHMENTS

- A. Conditions of Approval
- B. Site Map
- C. Project Plans

I:\Project Files\PPD's\PPD 04-11 - Cottonwood\PC Staff Report.doc

Attachment C



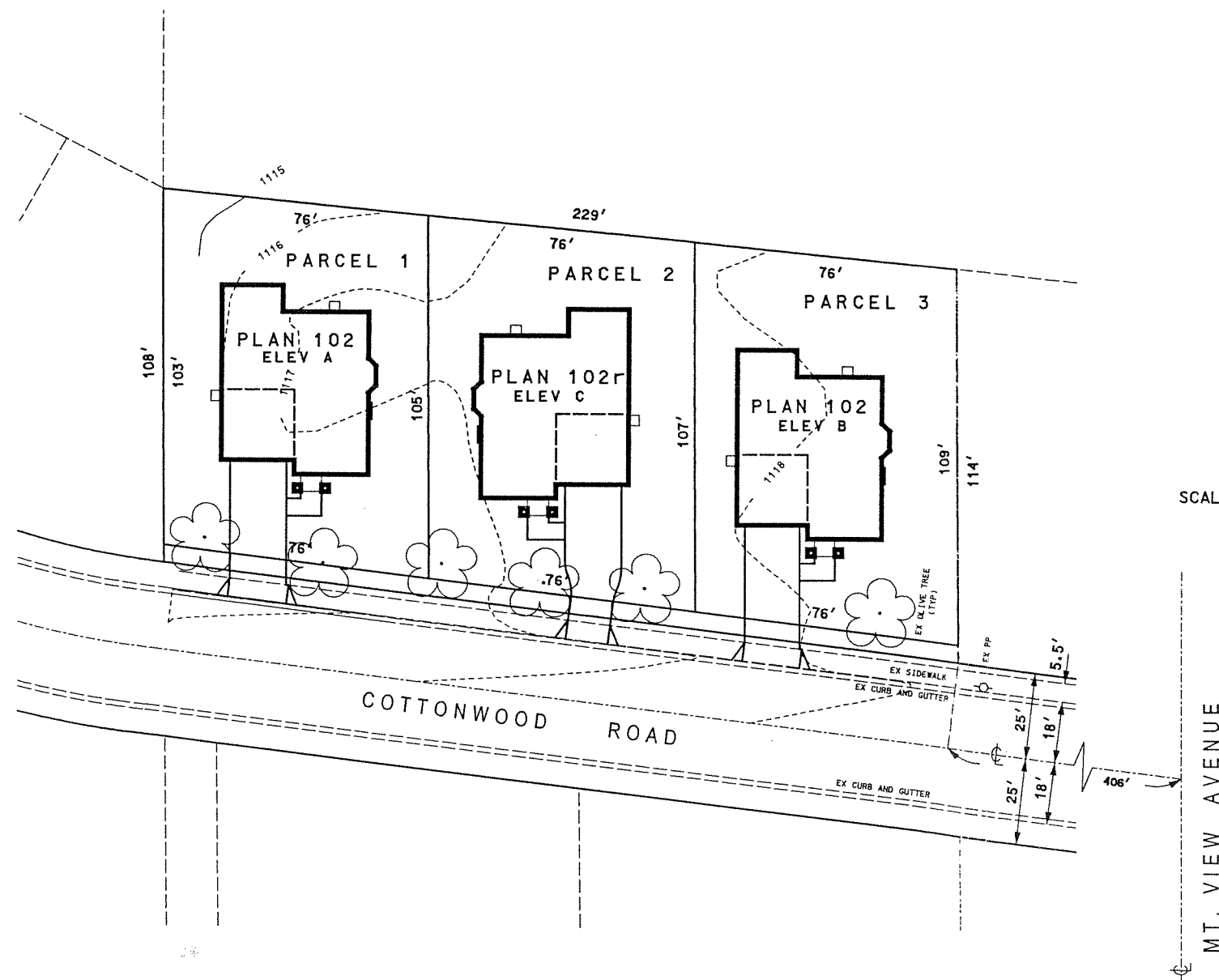
**Vicinity Map for Tentative Parcel Map
(TPM) No. 15792; Precise Plan of Design
(PPD) No. 04-11 and Variance (VA) No. 05-03**

Attachment D

TENTATIVE PARCEL MAP NO. 15792

IN THE CITY OF LOMA LINDA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOTS 5 AND 6, SPENCER TRACT NO. 3160, AS PER MAP
RECORDED IN BOOK 43, PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.



SCALE: 1" = 20'

OWNER / APPLICANT
LILLIAN MILLER
11156 ANDERSON STREET
LOMA LINDA, CA 92354
(909) 796-0156

PROJECT DATA AREAS:

PARCEL 1: 7,870 SF
PARCEL 2: 8,017 SF
PARCEL 3: 8,167 SF

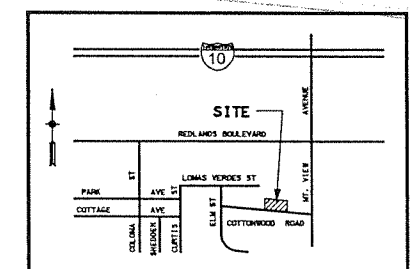
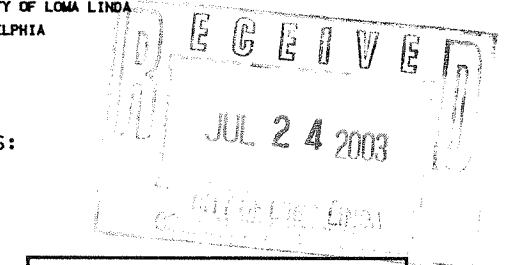
TOTAL: 25,375 SF = 0.583 ACRES

ZONING:
EXISTING AND PROPOSED
R-1 RESIDENTIAL

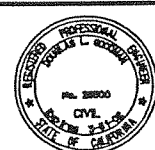
UTILITIES:

WATER: CITY OF LOMA LINDA
TELEPHONE: ?
GAS: THE GAS COMPANY
ELECTRIC: SOUTHERN CALIFORNIA EDISON
SEWER: CITY OF LOMA LINDA
FIRE PROTECTION: CITY OF LOMA LINDA
T.V. CABLE: ADELPHIA

PROJECT ADDRESS:



VICINITY MAP
NTS



Goodman & Associates

2079 SKY VIEW DRIVE
COLTON, CA 92324
(909) 824-2775

DOUGLAS L. GOODMAN
RCE 28500, 3-31-2002

DATE

MARK

REVISIONS

BY

APPR. DATE

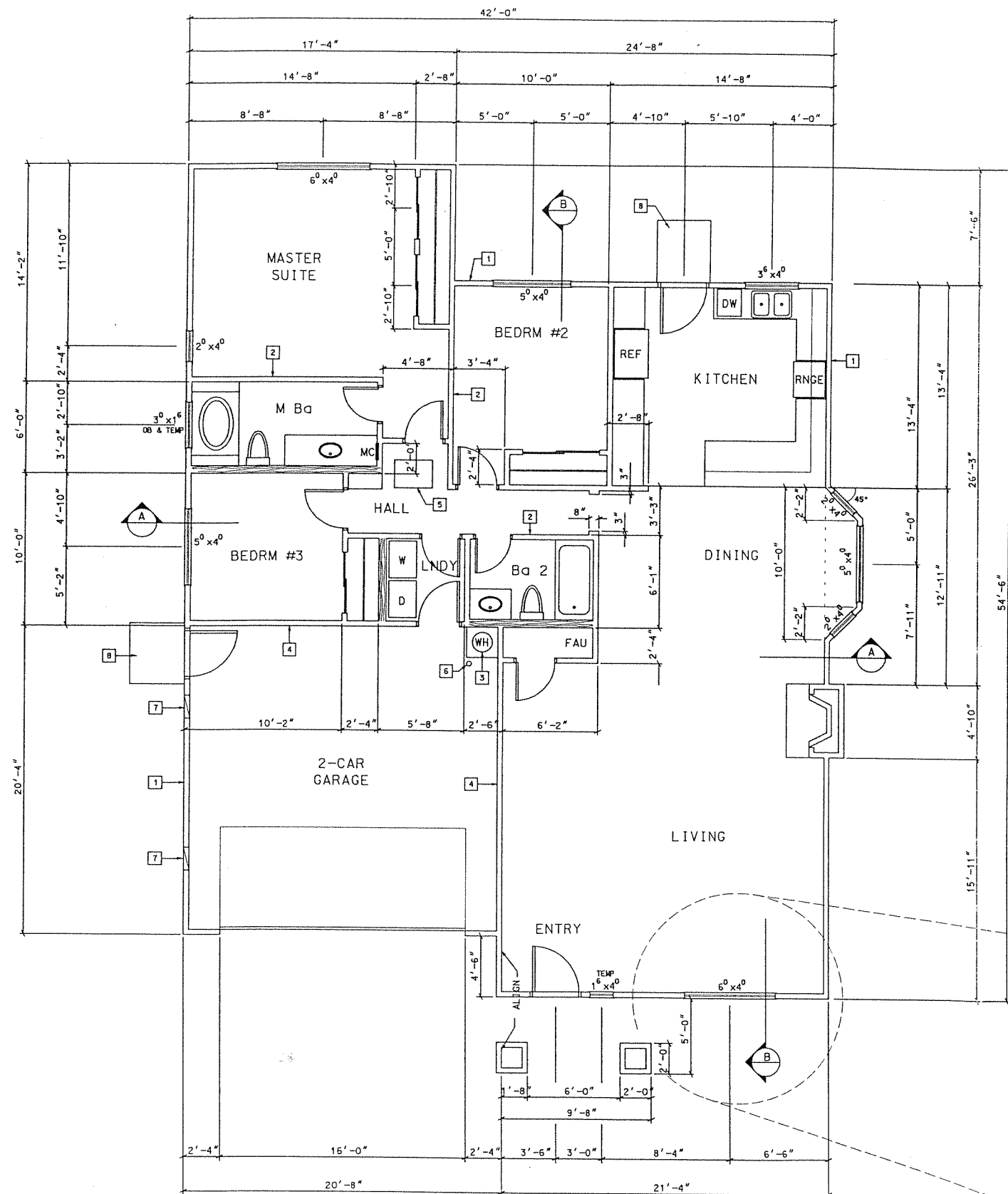
SITE PLAN

TENTATIVE PM 15792
COTTONWOOD ROAD
CITY OF LOMA LINDA

JULY 24, 2003

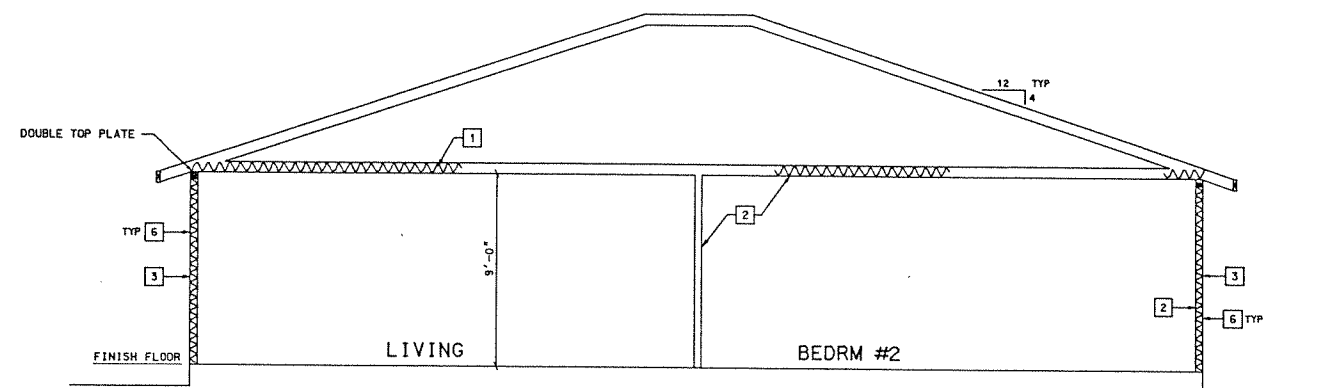
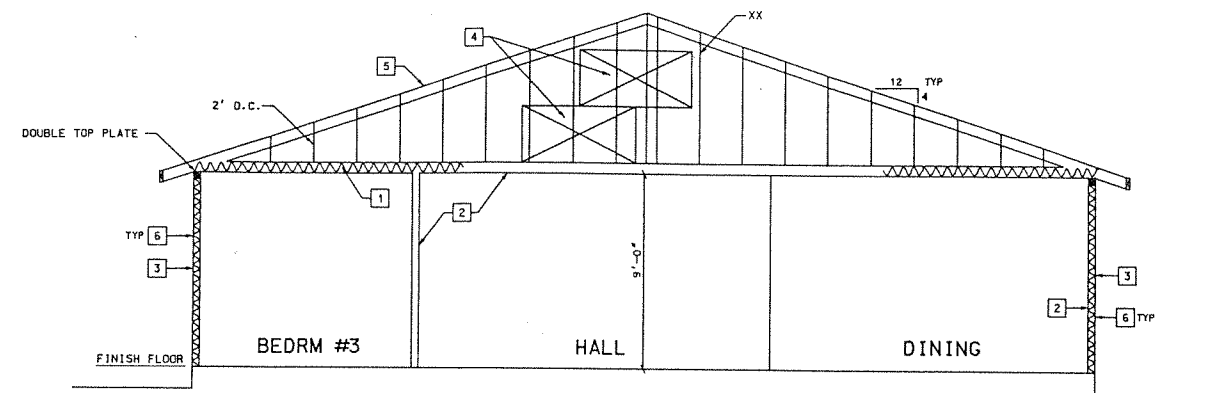
SCALE:
1" = 20'

SHEET 1 OF
1 SHEETS



FLOOR PLAN - PLAN 1
SCALE 1/4"=1'

TOTAL LIVING AREA SQ FOOTAGE = 1,630 sq
GARAGE SQUARE FOOTAGE = 413 sq

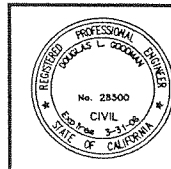
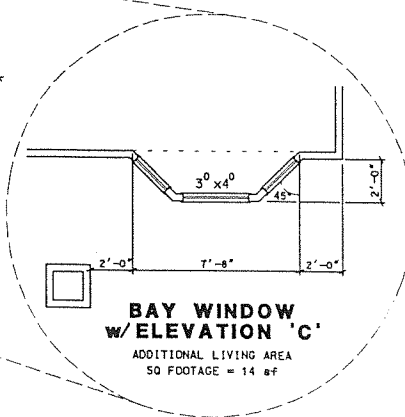


SECTION NOTES

- 1 R-19 INSULATION (TYPICAL AT ALL CEILINGS)
- 2 1/2" GYPSUM BOARD (TYPICAL AT ALL WALLS & CEILINGS)
- 3 2x4 DF STUDS @ 16" O.C. WITH R-13 BATT INSULATION @ EXTERIOR WALLS
- 4 15/32" OSB OR 1/2" CDX SHEATING 6-12, BPD
- 5 CONCRETE TILE ROOF ICBO# ER-3748 OVER 30# FELT
- 6 7/8" STUCCO

FLOOR PLAN NOTES

- 1 TYPICAL EXTERIOR WALL, 2x4 DF STUDS @ 16" O.C. WITH R-13 BATT INSULATION
- 2 TYPICAL INTERIOR WALL, 2x4 DF STUDS @ 16" O.C.
- 3 40 GALLON GAS WATER HEATER ON WOOD PLATFORM AT +18". SECURE TO ADJACENT WALLS WITH (2) SHEET METAL STRAPS (LOCATED @ 1/3 POINTS, NOT WITHIN 4" OF CONTROLS), LAGGED TO SOLID STUDS OR BLOCKING.
- 4 PROVIDE 1/2" TYPE 'X' GYPSUM BOARD @ ALL WALLS AND CEILINGS IN GARAGE ADJACENT TO LIVING SPACES.
- 5 22"x30" MIN. ATTIC ACCESS
- 6 BOLLARD
- 7 6"x14" SCREENED VENTS WITH BOTTOM @ +6" (MIN) ABOVE FLOOR
- 8 CONCRETE STOOP



Goodman & Associates

2079 SKY VIEW DRIVE
COLTON, CALIFORNIA 92324
(909) 624-2775

DOUGLAS L. GOODMAN, P.E., 28500
MY LICENSE EXPIRES 3-31-06

DATE

MARK

REVISIONS

BY

APPR.

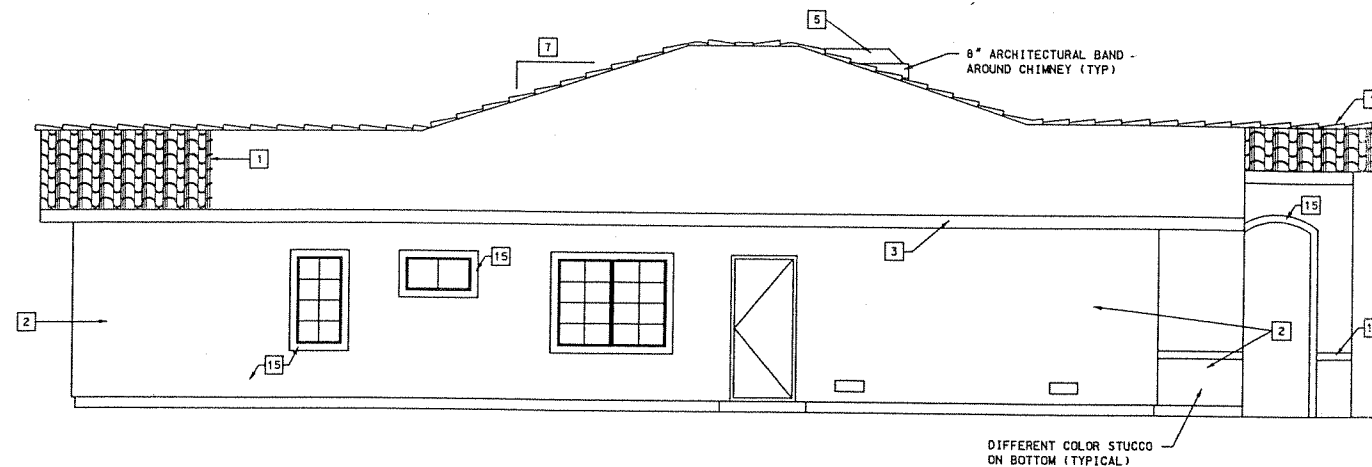
DATE

COTTONWOOD - CITY OF LOMA LINDA

**PARCEL MAP 15792
PARCELS 1-3**

SCALE:
A-4

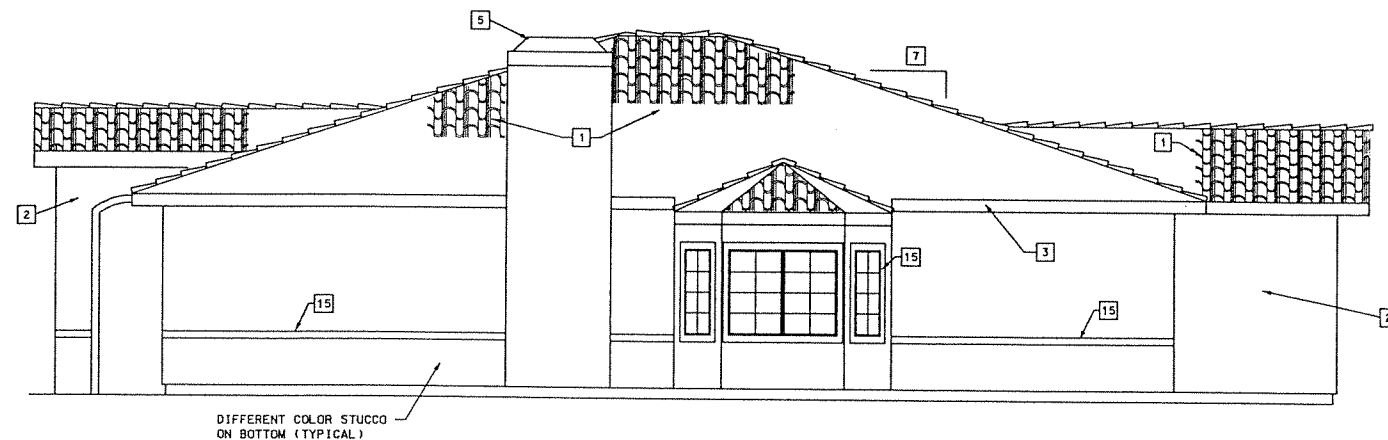
SHEET 4 OF
11 SHEETS



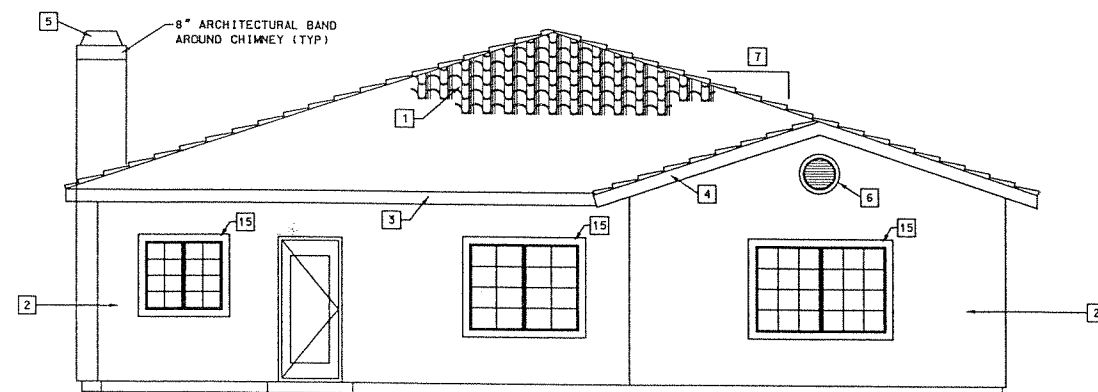
LEFT SIDE ELEVATION
SCALE 1/4"=1'



FRONT ELEVATION
SCALE 1/4"=1'



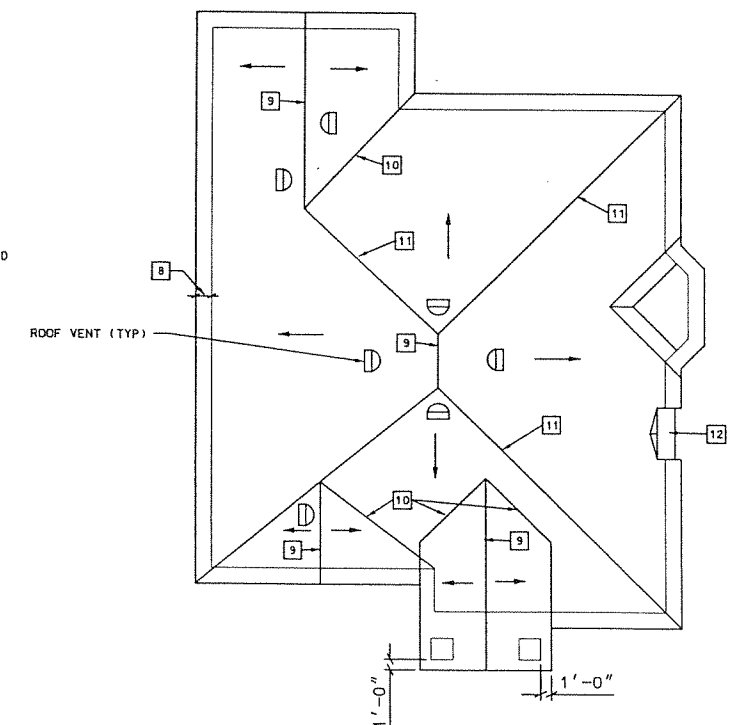
RIGHT SIDE ELEVATION
SCALE 1/4"=1'



REAR ELEVATION
SCALE 1/4"=1'

ELEVATION & ROOF NOTES

- 1 CONCRETE TILE ROOFING O/ 30# SATURATED FELT O/ PLYWOOD DIAPHRAGM
- 2 1/2" 3-COAT CEMENT PLASTER WITH WIRE LATH OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER. PROVIDE GALVANIZED SHEET METAL DRIP SCREED AT BASE OF ALL PLASTER PER SECTION 2506 OF THE CURRENTLY ADOPTED UBC.
- 3 2x8 WOOD FACIA BOARD WITH 1x WOOD STARTER BOARD.
- 4 2x8 BARGE BOARD.
- 5 PROVIDE SHEET METAL CHASE CAP/COVER AS SHOWN TO HIDE PRE-MANUFACTURED FLUE CAP/SPARK ARRESTOR (BUILD PER CITY REQUIREMENTS).
- 6 ATTIC VENT
- 7 ROOF PITCH - SEE SECTION
- 8 1'-6" OVERHANG UNLESS NOTED OTHERWISE
- 9 RIDGE
- 10 VALLEY
- 11 HIP
- 12 CHIMNEY (TYPICAL)
- 13 3" GARAGE INSET
- 14 GARAGE DOWN LIGHT
- 15 4" ARCHITECTURAL BAND



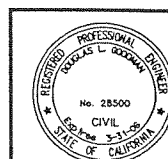
ROOF PLAN
SCALE 1/4"=1'

ATTIC VENTILATION CALCS
AREA - Main Roof

1,630 sf / 150 x 144 = 1,565 s.f. REQ'D
USE:
2 - 18" dia Gable 234
Vents @ 117 s.f. each
7 - 24" Dormer 910
Vents @ 130 s.f. each
8 - 3 1/2' x 22 1/2' Eave 424
Vents @ 53 s.f. each

TOTAL S.F. PROVIDED 1,568 S.F.

ELEVATION 'A'



Goodman & ASSOCIATES

2079 SKY VIEW DRIVE
COLTON, CALIFORNIA 92324
(909) 824-2775

DOUGLAS L. GOODMAN, P.E., No. 28500
MY LICENSE EXPIRES 3-31-06

DATE

MARK

REVISIONS

BY

APPR.

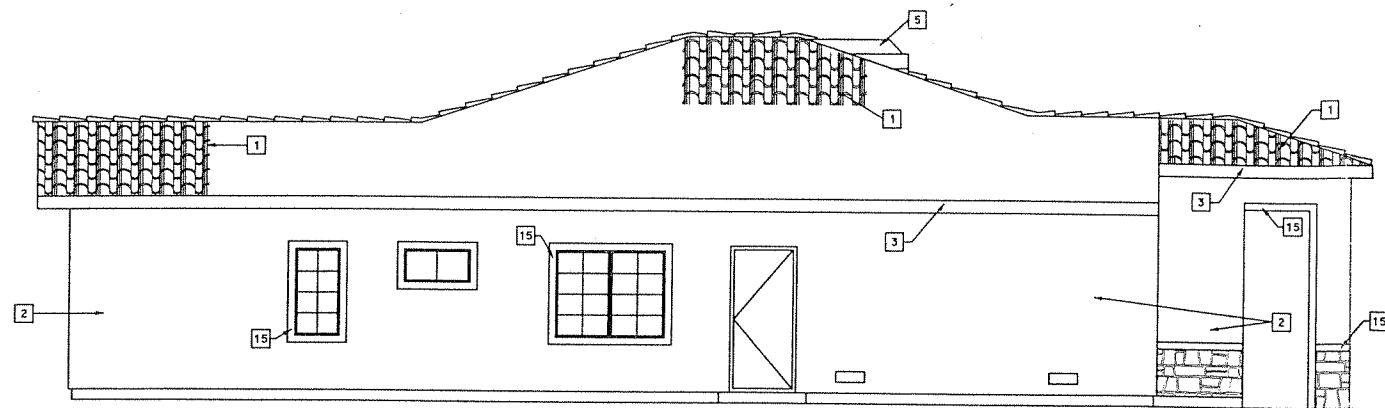
DATE

COTTONWOOD - CITY OF LOMA LINDA

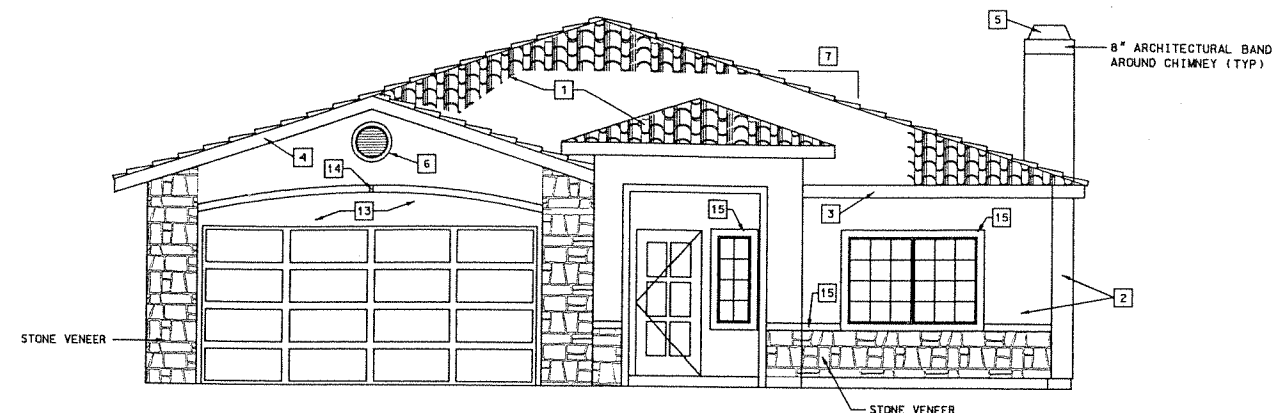
**PARCEL MAP 15792
PARCELS 1-3**

SCALE:
A-5

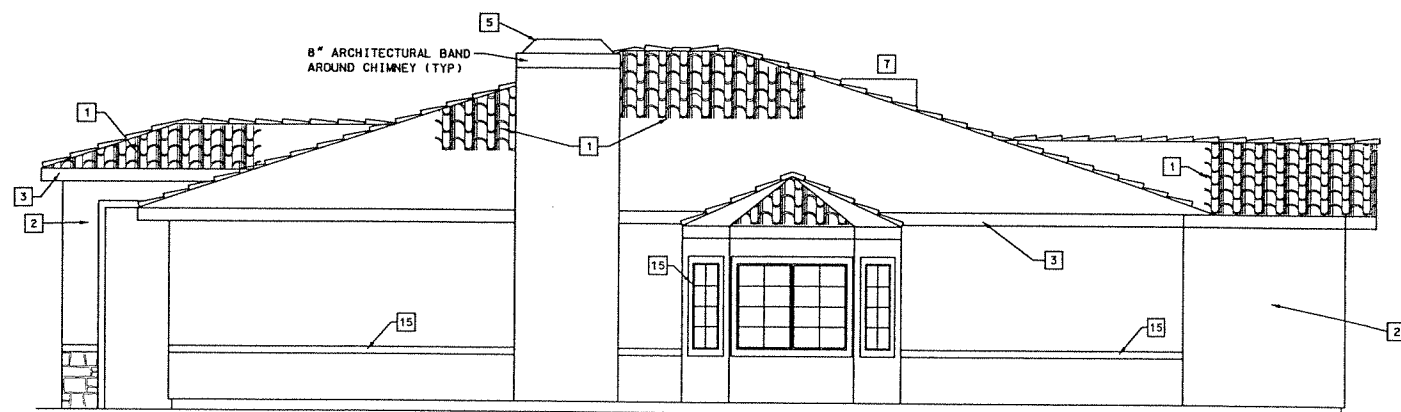
SHEET 5 OF
11 SHEETS



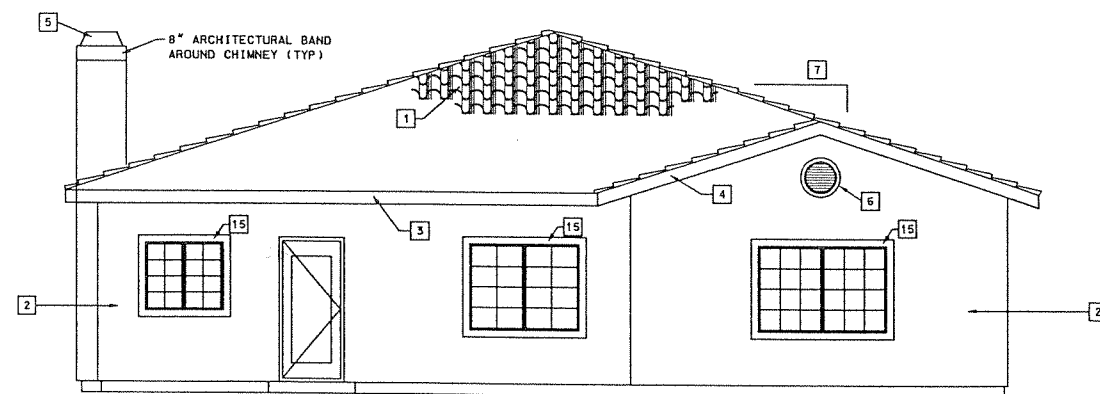
LEFT SIDE ELEVATION
SCALE 1/4"=1'



FRONT ELEVATION
SCALE 1/4"=1'



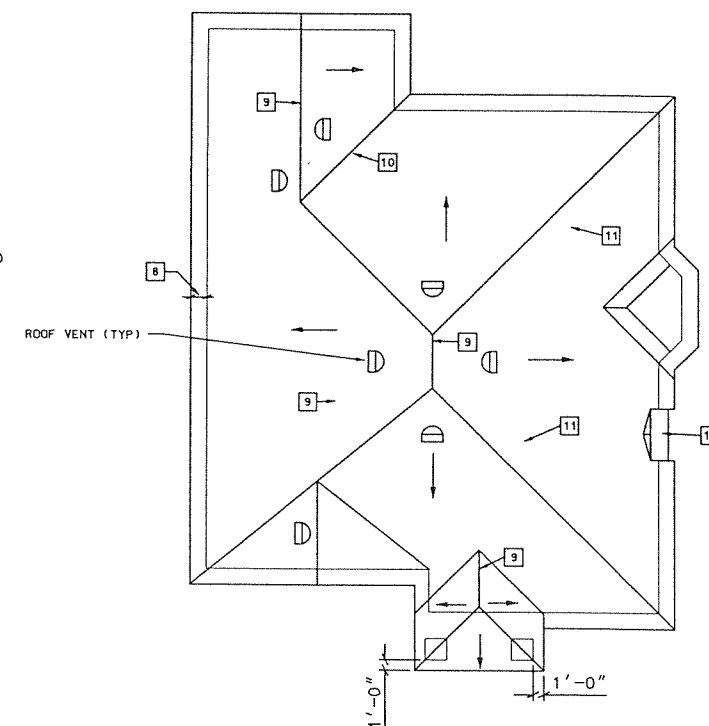
RIGHT SIDE ELEVATION
SCALE 1/4"=1'



REAR ELEVATION
SCALE 1/4"=1'

ELEVATION & ROOF NOTES

- 1 CONCRETE TILE ROOFING O/ 30# SATURATED FELT O/ PLYWOOD DIAPHRAGM
- 2 1/2" 3-COAT CEMENT PLASTER WITH WIRE LATH OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER. PROVIDE GALVANIZED SHEET METAL DRIP SCREED AT BASE OF ALL PLASTER PER SECTION 2506 OF THE CURRENTLY ADOPTED UBC.
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- 8 1'-6" OVERHANG UNLESS NOTED OTHERWISE
- 9 RIDGE
- 10 VALLEY
- 11 HIP
- 12 CHIMNEY (TYPICAL)
- 13 3" GARAGE INSET
- 14 GARAGE DOWN LIGHT
- 15 4" ARCHITECTURAL BAND



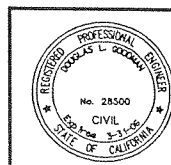
ROOF PLAN
SCALE 1/8"=1'

ATTIC VENTILATION CALCS
AREA - Main Roof

1,630 sf / 150 x 144 = 1.565 s.f. REQ'D
USE:
2 - 18" dia Gable 234
Vents @ 117 s.f. each
7 - 24" Dormer 910
Vents @ 130 s.f. each
8 - 3 1/2" x 22 1/2" Eave 424
Vents @ 53 s.f. each

TOTAL S.F. PROVIDED 1,568 S.F.

ELEVATION 'B'



Goodman & Associates

2079 SKY VIEW DRIVE
COLTON, CALIFORNIA 92324
(909) 824-2775

DOUGLAS L. GOODMAN, R.C.E., 28500
BY LICENSE CAPTCHES 3-31-96

DATE

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REVISIONS

BY

APPR.

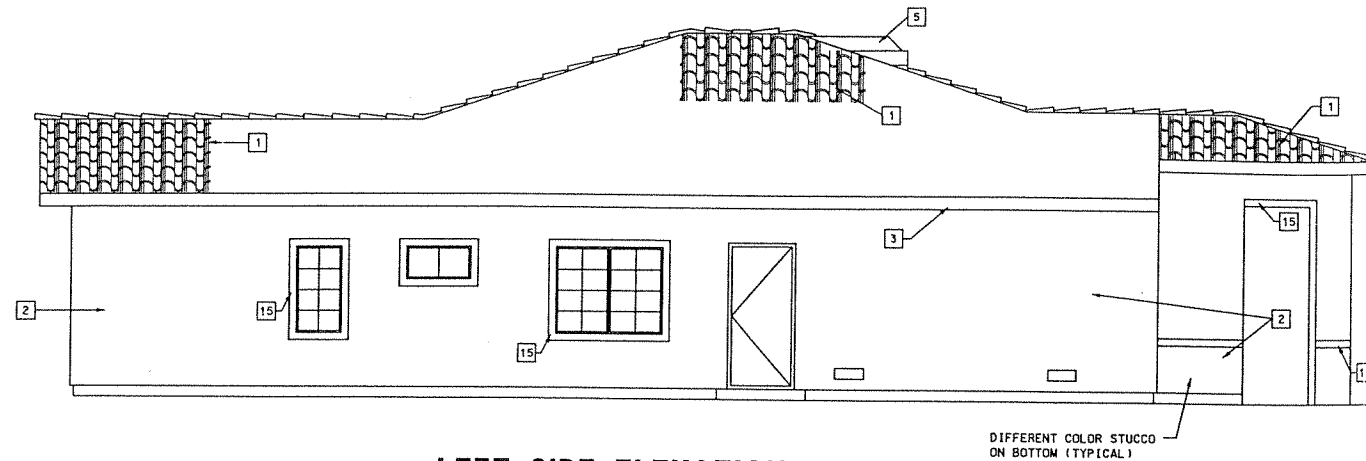
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COTTONWOOD - CITY OF LOMA LINDA

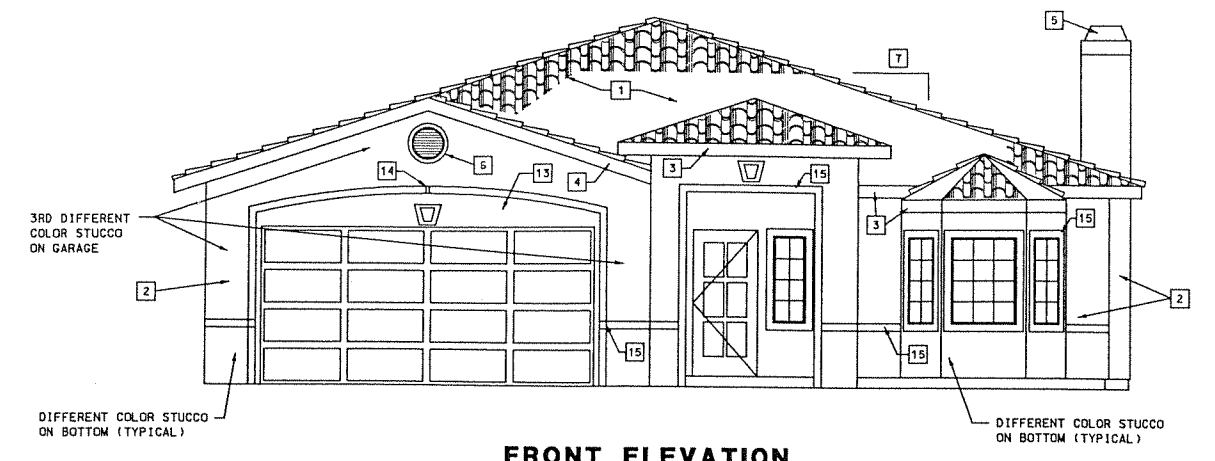
**PARCEL MAP 15792
PARCELS 1-3**

SCALE:
A-6

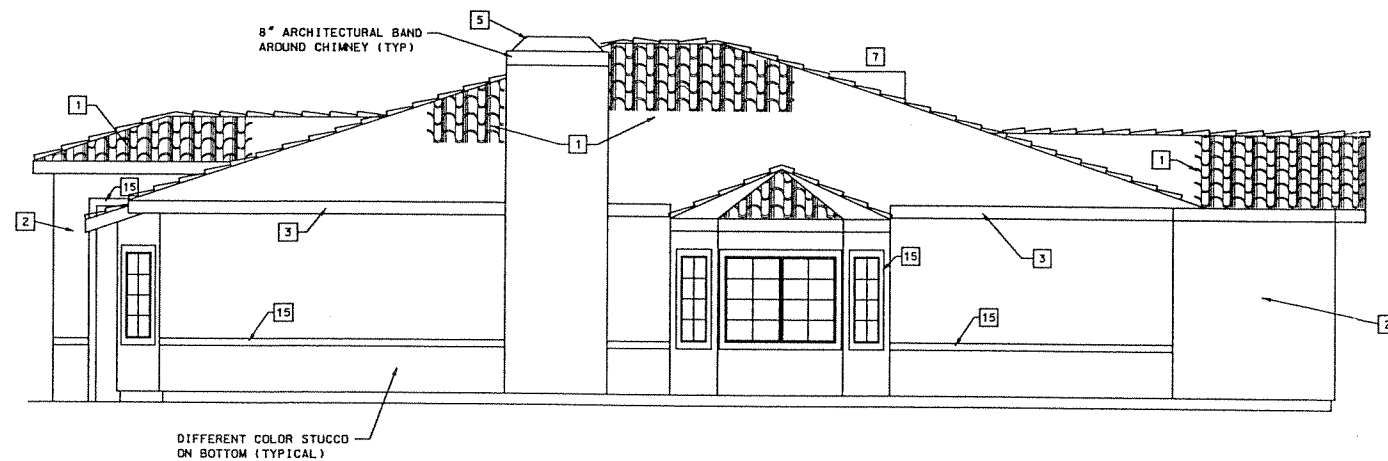
SHEET 6 OF
11 SHEETS



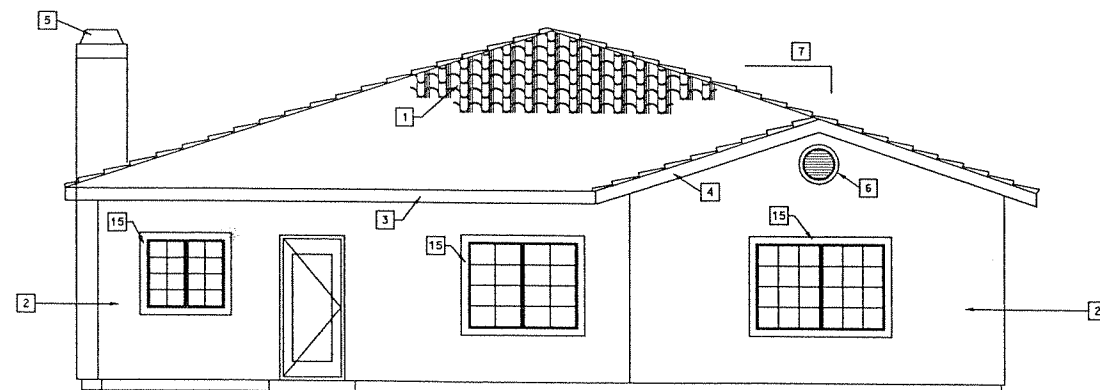
LEFT SIDE ELEVATION
SCALE 1/4"=1'



FRONT ELEVATION
SCALE 1/4"=1'



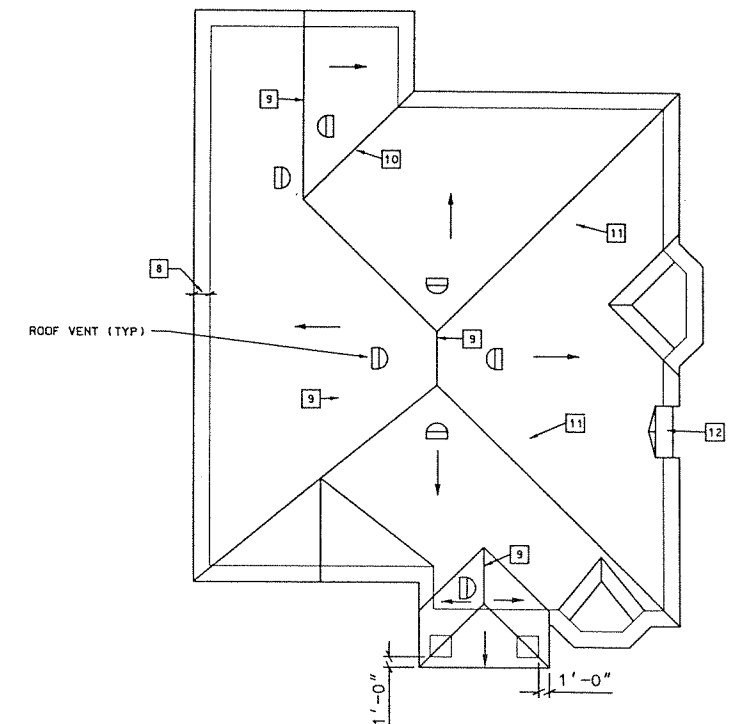
RIGHT SIDE ELEVATION
SCALE 1/4"=1'



REAR ELEVATION
SCALE 1/4"=1'

ELEVATION & ROOF NOTES

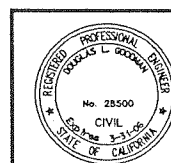
- 1 CONCRETE TILE ROOFING O/ 30# SATURATED FELT O/ PLYWOOD DIAPHRAGM
- 2 1/2" 3-COAT CEMENT PLASTER WITH WIRE LATH OVER (2) LAYERS OF GRADE 'D' BUILDING PAPER. PROVIDE GALVANIZED SHEET METAL DRIP SCREED AT BASE OF ALL PLASTER PER SECTION 2506 OF THE CURRENTLY ADOPTED UBC.
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- 10 VALLEY
- 11 HIP
- 12 CHIMNEY (TYPICAL)
- 13 3" GARAGE INSET
- 14 GARAGE DOWN LIGHT
- 15 4" ARCHITECTURAL BAND



ROOF PLAN
SCALE 1/8"=1'

ATTIC VENTILATION CALCS
AREA - Main Roof
1,644 sf / 150 x 144 = 1.578 s.i. REQ'D
USE:
1 - 18" dia Gable 117
Vents @ 117 s.i. each
8 - 24" Dormer 1,040
Vents @ 130 s.i. each
8 - 3 1/2" x 22 1/2" Eave 424
Vents @ 53 s.i. each
TOTAL S.I. PROVIDED 1,581 S.I.

ELEVATION 'C'



Goodman & Associates

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COLTON, CALIFORNIA 92324
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DOUGLAS L. GOODMAN P.E. No. 28500
MY LICENSE EXPIRES 3-31-06

DATE

MARK

REVISIONS

BY

APPR.

DATE

COTTONWOOD - CITY OF LOMA LINDA

**PARCEL MAP 15792
PARCELS 1-3**

SCALE:

A-7

SHEET 7 OF
11 SHEETS